Cooper Adams
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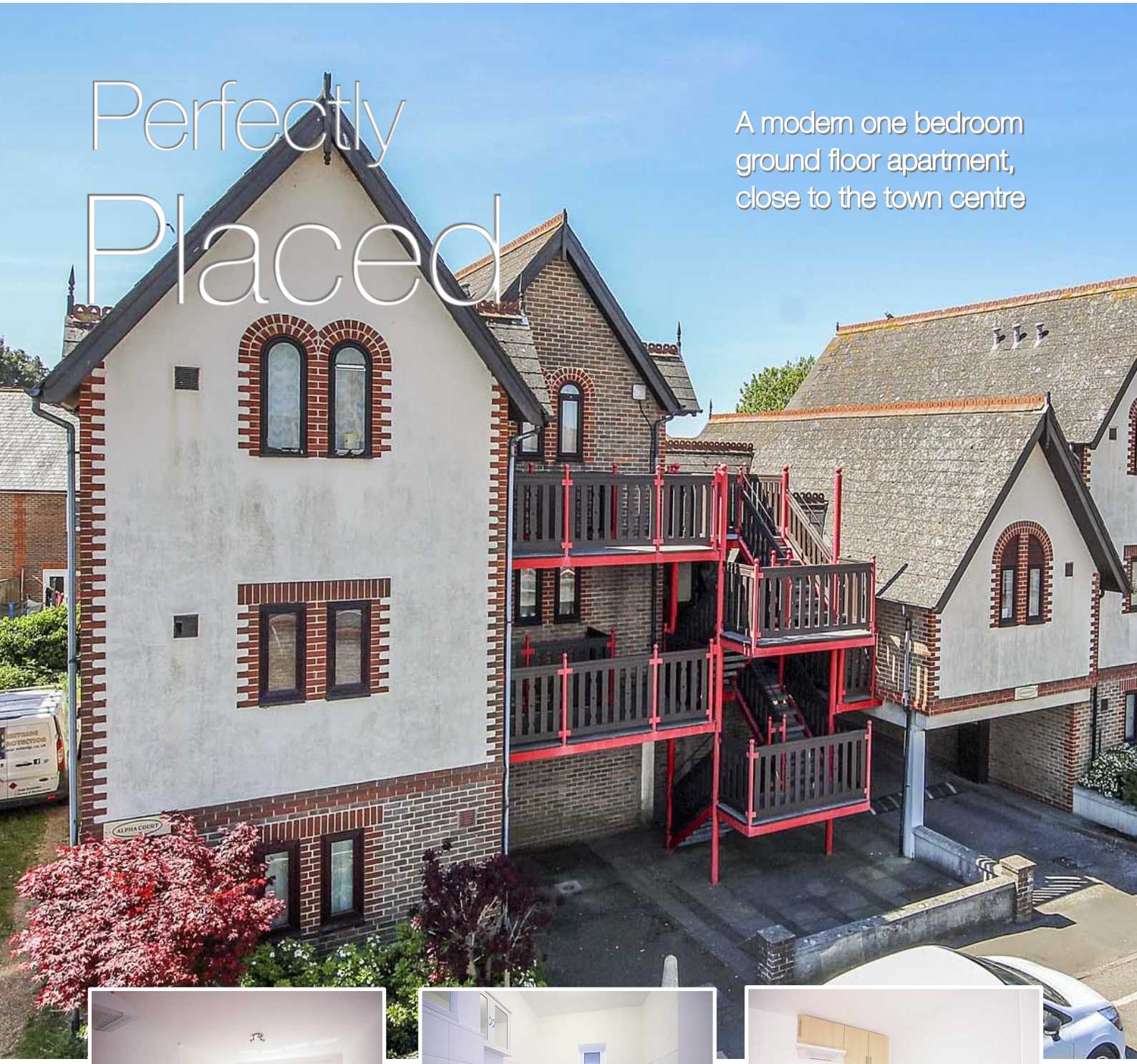
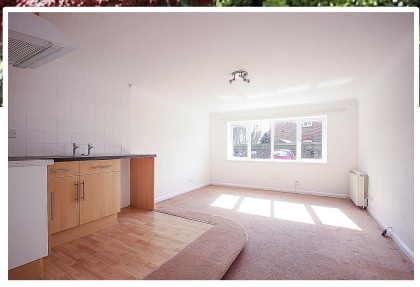
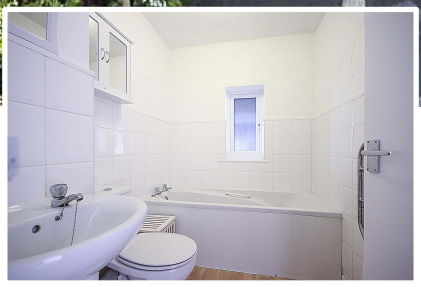
LITTLEHAMPTON, WEST SUSSEX

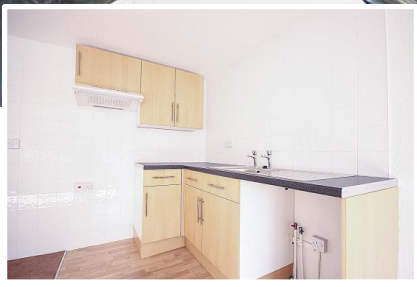
Perfectly Placed

A modern one bedroom ground floor apartment, close to the town centre









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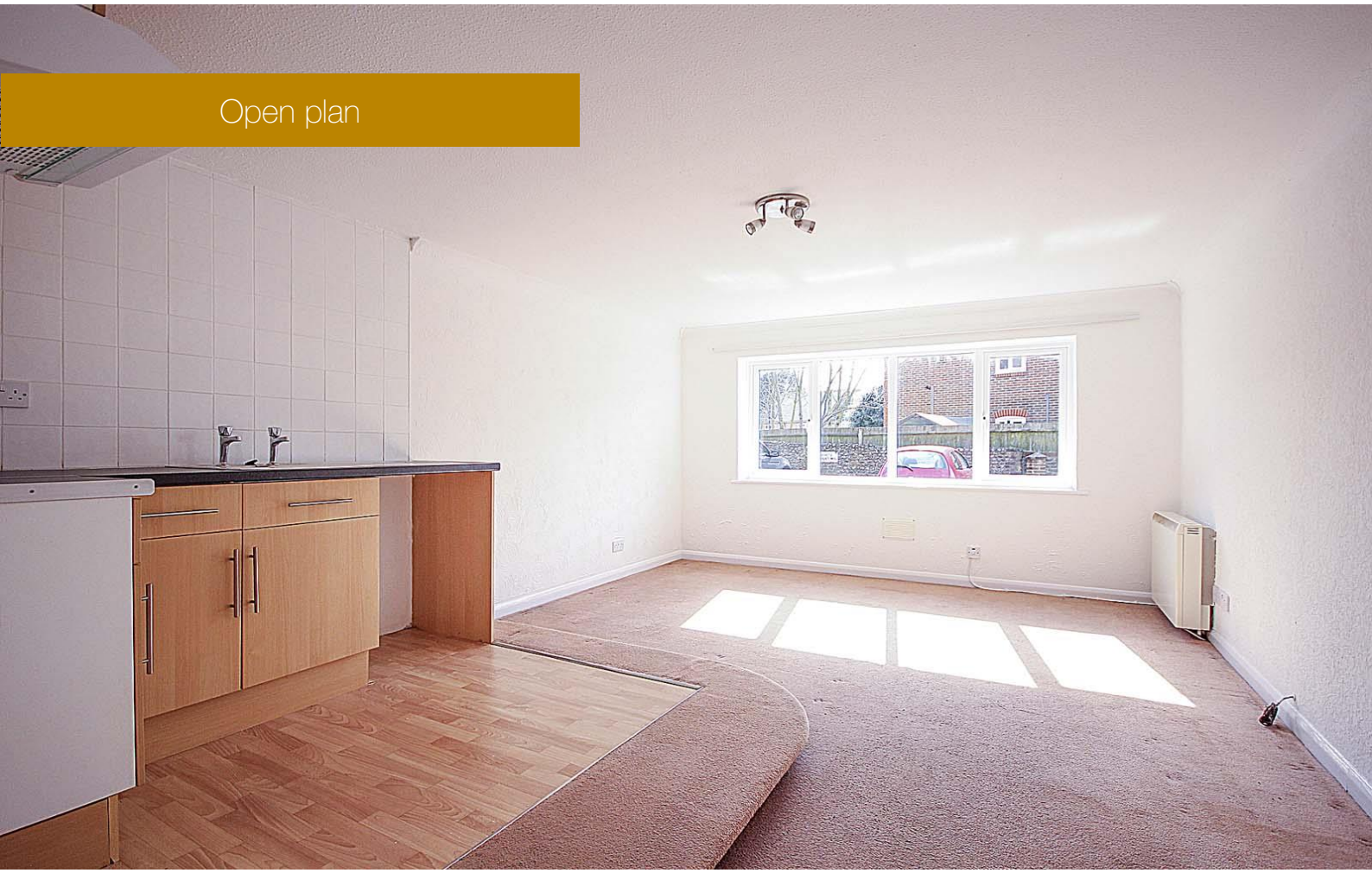


Open plan

A modern one bedroom ground floor apartment with its own parking space located in Littlehampton centre. With a potential rental yield of over 5% this is a perfect buy to let investment or first home. The property has recently had a lease extension and comes with approximately 123 years left on the lease. Being very close to the station, Littlehampton town centre shopping and a short walk to the River Arun this chain-free flat has a lot to offer. EER D63

PROPERTY SUMMARY

One bedroom chain free ground floor apartment
Own parking space
Over the road from Littlehampton train station
Benefitting from being well maintained over the years
Approximately 123 years remaining on the lease
Local shops within 200 yards
Short walk to the River Arun
Potential rental yield of over 5%

The location

Littlehampton is a vibrant seaside town, superbly located at the mouth of the River Arun. The town has plenty to offer with great shopping, entertainment and other day to day amenities.

The European Blue Flag award-winning East beach, is perfect for families. Along the seafront, you'll find all the traditional delights of the English seaside, from Punch and Judy shows to crazy golf.

Leisure facilities are everywhere. Walk or cycle around the town or take a boat out on the lake. Golfers will love the town's famous links golf course. And when the weather isn't kind, there are first class indoor facilities at the Littlehampton Swimming and Sports Centre. Littlehampton mainline Station serves London Victoria, Brighton, Portsmouth & Southampton. The centre of Littlehampton is approx 2.5 miles from the A27 and 35 miles from the M23.

Internal accommodation

Enter via your own private front door into the entrance hall. The large living room is open plan with the modern kitchen. The living room is south facing and overlooks your car parking space. There is a white modern bathroom and a compact double bedroom.

Outside

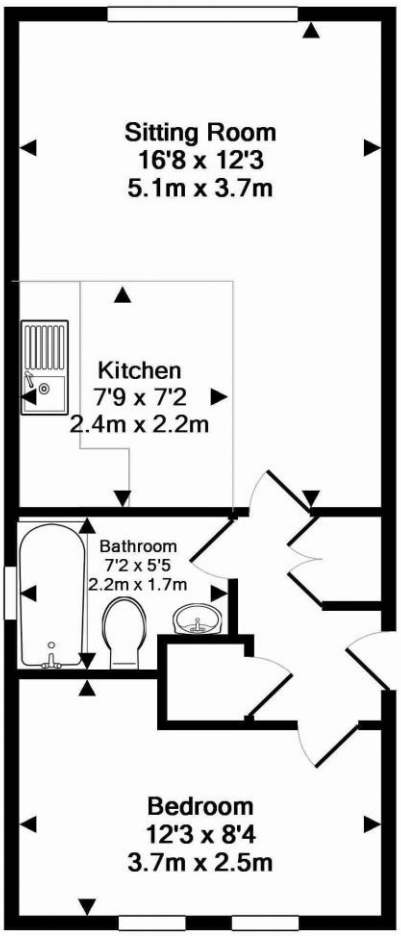
Car parking space at the rear.

Transport

Transport is convenient with the local Littlehampton mainline station serving London Victoria, Brighton, Portsmouth and Southampton. Gatwick airport is about 40 miles away from Littlehampton. You can also use the Coastliner 700 bus which runs from Brighton to Portsmouth daily.

Information

Arun District Council Arun Civic Centre, 1 Maltravers Road Littlehampton West Sussex BN17 5LF Tel 01903 737500. Maintenance charges are £1,083.34 Per annum and the council tax is Band A - charges for 2019-2020 are £1,251.04. The property has been well maintained and lots of improvements have been carried out over the last 10 years. Call us for a list of these improvements. The photos are library pictures. The agent may be entitled to referral fees from other services offered to a client including seller, buyer, landlord or tenant including but not only the following services: Conveyancing, Mortgage/Financial advice, EPCs, Surveys etc.



Total Approx. Floor Area 373 Sq.Ft. (34.7 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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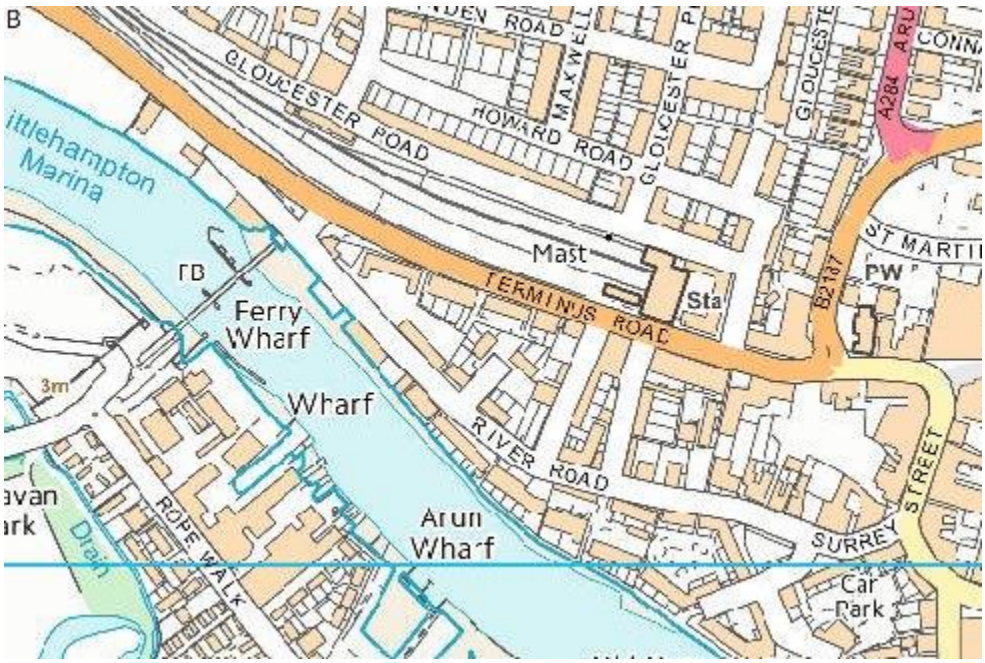

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